

NOV 28 1983

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Innovative Housing Grants Program

CLUSTER IN-FILL CONCEPT

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Introduction

This research study introduces an affordable housing alternative that conforms to the higher density demands of the in-fill market but is designed to preserve, enhance and protect the family living environment. The individual housing units are planned around a common vehicle access and parking system, with shared play areas. The units are spacially arranged in a form that intensifies the role of associated private open spaces.

Traditional In-fill Designs

The research was carried out in three phases. Phase I reviewed existing examples of in-fill housing in Calgary as well as elsewhere and developed a short list of advantages and disadvantages. It compared

servicing and land-use zoning requirements, legal ownership issues, costs, servicing and affordability.

Phase II investigated the range of in-fill housing options available on three 50' x 120' lots, including single family housing, narrow lot housing, duplex, townhouse and cluster concepts. The phase concluded with a comparative examination of three specific alternatives.

An Alternative Approach

Phase III presented the cluster in-fill concept which achieves a density of 18 units per acre while maintaining a single family character. A detailed design was developed to demonstrate the social and economic benefits which may be achievable by using this innovative housing alternative.

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Order No.: 8112222
IID
Completed: Oct., 1983
ISBN: 0-88654-019-4
Report: 50 Pages

Conclusions

- The Cluster In-Fill Concept capitalizes on cost benefits generally available only through duplex and row housing while retaining a single family character.
- It appears to penetrate the affordability threshold in the infill context and could satisfy a previously untouched market segment.
- Inefficient and costly circulation space is minimized while providing a more efficient and pleasing

relationship of the interior to the different types of open space around the unit.

- Security is enhanced by virtue of the cluster design. Small, peaceful outdoor spaces free from vehicular traffic are provided.
- It is felt that the demand for benefits provided by the cluster in-fill concept will come from the "family oriented" sector of the market.

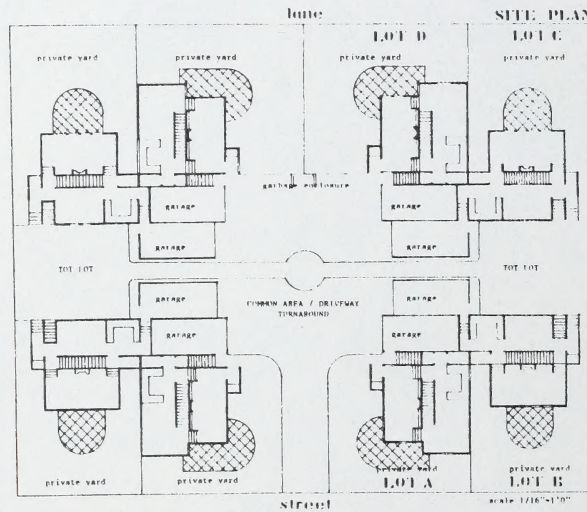


Figure 1. Cluster In-fill Concept